

# FOR LEASE

724 Whalers Way, Bldg H  
Fort Collins, CO 80525

# OFFICE BUILDING FOR LEASE

AVAILABLE  
**3,577 SF**

LEASE RATE  
**\$12.50/SF NNN**



## FEATURES:

- Rare, standalone building in South Fort Collins
- Great visibility, access, and parking
- Beautiful, well-maintained office park
- Building is in excellent condition with lots of recent upgrades
- High quality brick construction and metal roof
- Built - 1985
- 2nd floor suite has an abundance of windows and natural light
- Spacious open floor plan

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

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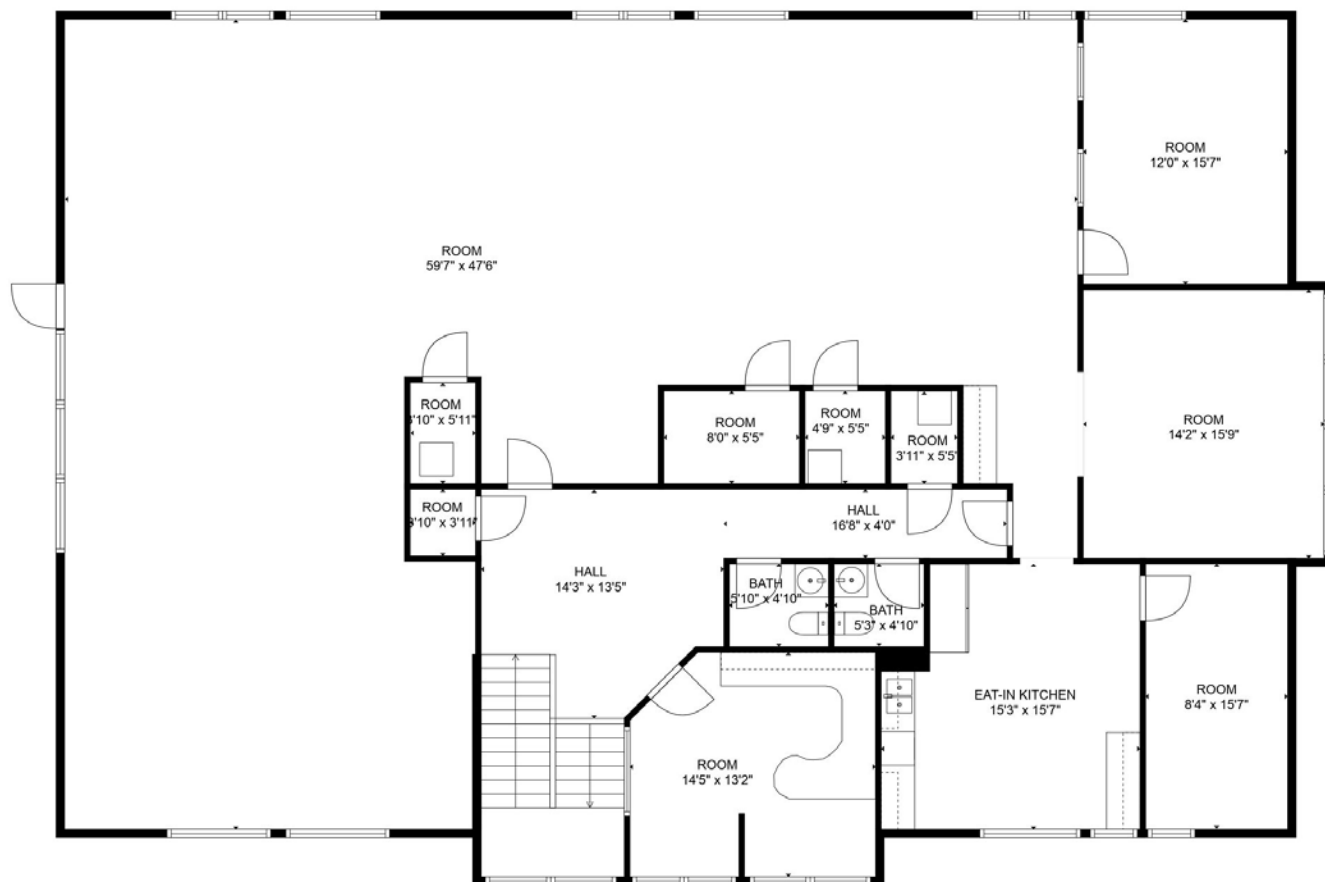
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**FLOOR 2: 3,577/SF**  
**LEASE RATE - \$12.50/SF NNN**

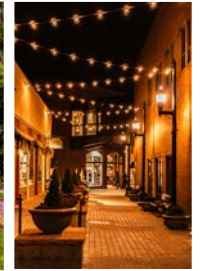


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# AREA INFORMATION

## FORT COLLINS HIGHLIGHTS AND DEMOGRAPHICS

Situated just east of the Rocky Mountain foothills, 65 miles north of Denver and 45 miles south of Cheyenne, Wyoming, Fort Collins is a vibrant and growing community. The city offers the convenience of a small town with the amenities of a larger city and is a regional center for employment, shopping, healthcare and technology.



### EMPLOYMENT

Fort Collins' economy has a diverse mix of manufacturing and service-related businesses. Some of the larger manufacturers include Woodward Governor, Anheuser-Busch, Wolf Robotics and Otterbox. Technology companies are major employers, benefiting from a well-educated workforce and the resources of Colorado State University. Fort Collins companies include Hewlett Packard, Intel, Broadcom, Beckman Coulter, Advanced Energy and National Semiconductor, to name a few. Fort Collins is also home to clean energy, bioscience and agri-tech businesses, as well as local, federal and state government.

### MAJOR EMPLOYERS



### COLORADO STATE UNIVERSITY

Beginning as the Colorado Agricultural College in 1870 and later (1935) becoming the College State College of Agriculture and Mechanical Arts (Colorado A & M), the institution gained university status in 1957. Current enrollment at CSU is 34,000. CSU is well-regarded nationally in academics, with a diverse curriculum offered in eight (8) colleges and fifty-five (55) departments, all supported by a faculty of 2,000 professionals. For more information, refer to the CSU website ([www.Colo.State.edu](http://www.Colo.State.edu)). Athletics are an important aspect of Colorado State University (CSU's mascot is the "Rams") with all major sports (football, basketball, volleyball, baseball), as well as minor sports offered. In 2019, Colorado State University moved into a new on-campus football stadium to enhance its football venue as a member of the Mountain West conference.



### CLIMATE

The city has a temperate climate with an average of 300 sun-filled days per year, low humidity and moderate winters. Average temperatures are 83.5 degrees during the summer and 44.0 degrees in winter. Annual rainfall is 16 inches and winters average 59 inches of snow per year.



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## Fort Collins

712 Whalers Way, Bldg B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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